

Plat Name: Clarksburg Town Center
Plat #: 220160290

Location: Located at the intersection of Clarksburg Square Road and Frederick Road (MD 355).

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone, 1 parcel and 1 outlot

Applicant: Aries Investment Group, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140060 (MCPB Resolution No. 15-79), and Site Plan No. 820140050 (Certified Site Plan dated October 28, 2015) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, DEDICATES THE STREET TO PUBLIC USE, GRANTS PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, THE OWNER HEREBY GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 52088 AT FOLIO 001 WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE.

AS OWNER OR OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTIONS 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUIUS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

AREA TABULATION

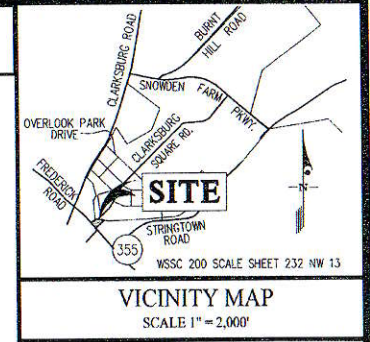
1 OUTLOT	2,451 sq.ft
1 PARCEL	25,338 sq.ft
STREET DEDICATION	8,345 sq.ft
TOTAL AREA OF PLAT	36,134 sq.ft

W.S.S.C CONTROL STATIONS
 STATION No. 19583 - N. 529243.712 E. 1,298,835.780
 STATION No. 19585 - N. 529,669.400 E. 1,301,239.054
 COMBINED SCALE FACTOR: 0.99998694

PLAT No.

LEGEND

- R&C REBAR & CAP FOUND
- ⊙ PK NAIL FOUND
- ⊙ I/P IRON PIPE FOUND
- MONUMENT FOUND
- CORNER TO BE SET
- NOW OR FORMERLY



LINE TABULATION
PUBLIC UTILITY EASEMENT (P.U.E.)

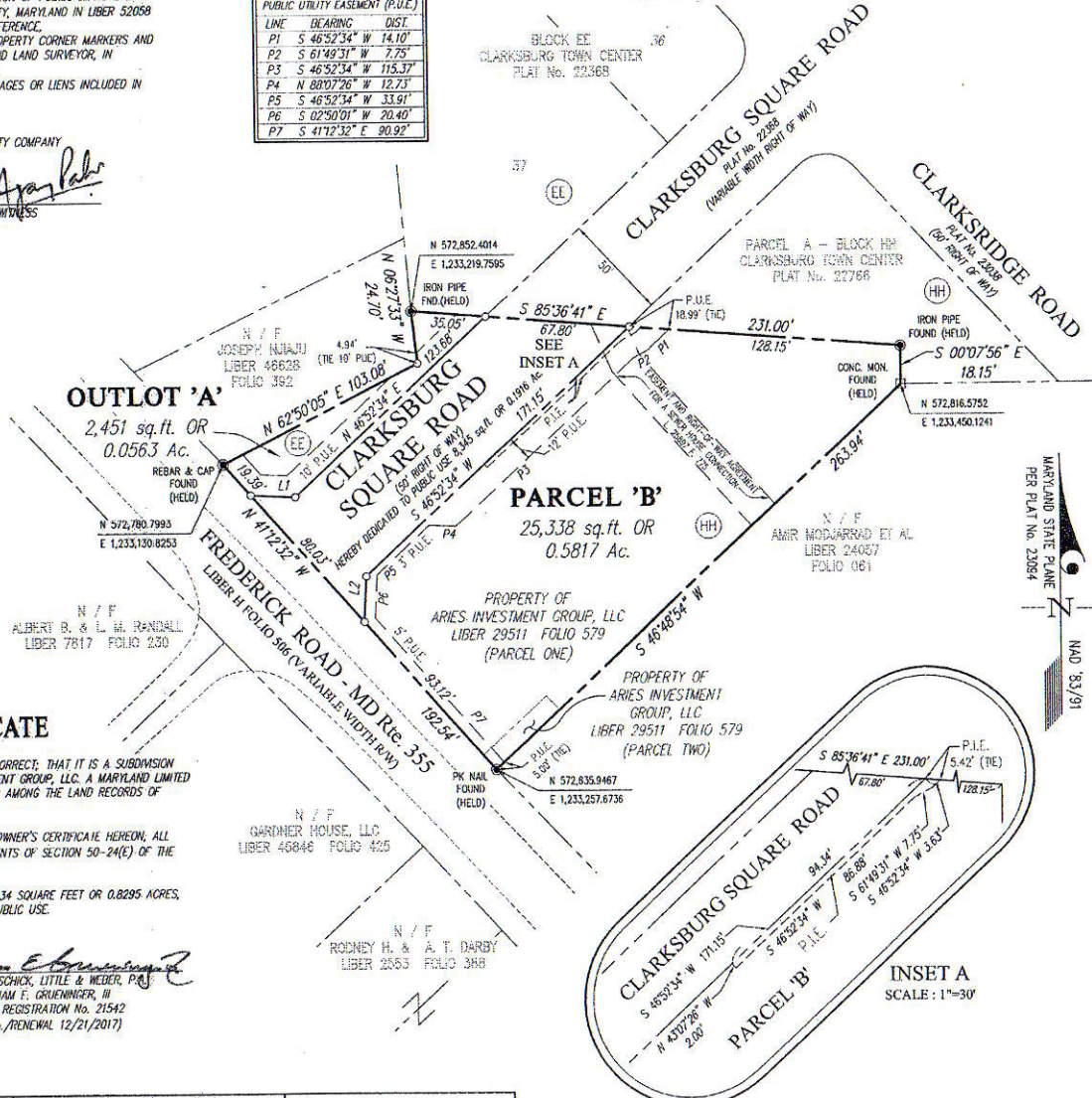
LINE	BEARING	DIST.
P1	S 46°52'34" W	14.10'
P2	S 61°49'31" W	7.75'
P3	S 46°52'34" W	115.37'
P4	N 88°07'26" W	12.73'
P5	S 46°52'34" W	33.91'
P6	S 02°50'01" W	20.40'
P7	S 41°12'32" E	90.92'

LINE TABULATION

LINE	BEARING	DIST.
L1	S 87°09'59" E	20.86'
L2	S 02°50'01" W	21.56'

FOR: ARIES INVESTMENT GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY

Yafael DATE: 7/1/16
 YOSINI YAFEL, MANAGING MEMBER



SITE INFORMATION

PRELIMINARY PLAN:	#120140050
SITE PLAN:	#820140050
ZONING AT TIME OF PLAT:	ORT
(FORMERLY C-1 & R-200)	
TAX MAP:	EW
W.S.S.C 200 SHEET:	232NW13

NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE OUTLOT AND PARCEL SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120140050, ENTITLED CLARKSBURG SQUARE ROAD EXTENSION. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820140050 (ENTITLED CLARKSBURG SQUARE ROAD EXTENSION) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AS MCPB RESOLUTION NO. 15-80.
- THE PROPERTY SHOWN HEREON IS ZONED ORT (FORMERLY C-1 AND R-200) AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW.
- THIS PLAT IS SUBJECT TO A RECORDED EASEMENT AND RIGHT OF WAY FOR THE MAINTENANCE AND OPERATION OF EXISTING SEWER HOUSE CONNECTION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 25897 FOLIO 775.
- FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY.
- NO PLAT REFERENCE COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY FOR THE EXISTING FREDERICK ROAD (MARYLAND ROUTE #355).

SURVEYOR'S CERTIFICATE

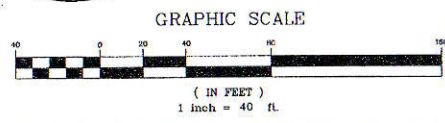
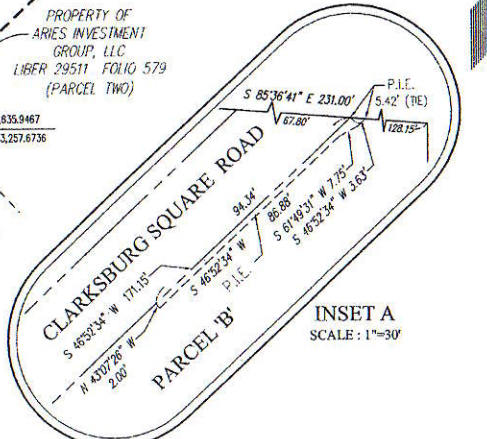
I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY ARIC LEE RUDDEN TO ARIES INVESTMENT GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY A DEED DATED MARCH 16, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 29511 AT FOLIO 579.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 36,134 SQUARE FEET OR 0.8295 ACRES, OF WHICH 8,345 SQUARE FEET OR 0.1916 ACRES ARE DEDICATED TO PUBLIC USE.

DATE: 06/30/2016
 Signature: *William E. Gutschick*
 FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GUTSCHICK, III
 MD. REGISTRATION No. 21542
 (Exp./RENEWAL 12/21/2017)

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: _____
Approved: _____	Approved: <i>July 1, 2016</i>	PLAT NO.: _____
CHAIRMAN: _____	ASST. SECRETARY TREASURER: _____	DRAWN BY: STJ
M.N.C.P. & P.C. RECORD FILE No. _____	BY: <i>Diane S. Jones</i>	CHECKED BY: _____
	DIRECTOR	GLW FILE NO.: 11104



SUBDIVISION RECORD PLAT PARCEL 'B', BLOCK 'HH' & OUTLOT 'A', BLOCK 'EE'
CLARKSBURG TOWN CENTER
 CLARKSBURG ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=40' JUNE 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BIRDMOUNTAIN OFFICE PARK
 BERTHLEMSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1200 DC FAX: 301-989-2324 FAX: 301-421-4186
 MNCPPC FILE NO. 220160290

